

ZONING

350 Attachment 1

City of Northampton

Table of Use Regulations

Principal Use	Residential					Business					Medical	Industrial		Business Park	Conser-vancy
	RR	SR	URA	URB	URC	CB	GB	HB	NB	PV	M	GI	SI	BP	SC
Work in Watershed Protection (WP) Overlay District Only if use is otherwise allowed by zoning. See § 350-14.															
New commercial structures or substantial improvements in WP, meeting all requirements under the State Building Code, Wetlands Protection Act, and city ordinances	PB	PB	PB	PB	PB	Site	Site	Site	Site	Site	Site	Site	Site	Site	N/A
Work in Water Supply Protection (WSP) Overlay District Only if use is otherwise allowed by zoning. See § 350-16.															
Business/Industrial activities	PB	PB	PB	PB	PB	PB	PB	PB	PB	No	No	PB	PB	PB	PB
Any excavation within 3 feet of groundwater	PB	PB	PB	PB	PB	PB	PB	PB	PB	No	No	PB	PB	PB	PB
Impervious cover of more than 15% with a system for artificial recharge of precipitation	PB	PB	PB	PB	PB	PB	PB	PB	PB	No	No	PB	PB	PB	PB
Site alteration, structure or impervious surface within 200 feet of any watercourse (including intermittent) which are tributaries to a public water supply	PB	PB	PB	PB	PB	PB	PB	PB	PB	No	No	PB	PB	PB	PB
Residential NOTE: Other types of affordable housing with a comprehensive permit from the Zoning Board of Appeals may be allowed in any zoning district															
One-family dwellings	A	A	A	A	A	No	No	No	PB	A	No	No	No	A	No ¹

NOTE:

¹ Except for replacement of single-family homes where homes existed or received permits by June 30, 2005. However, such replacements must be built within three years of demolition of previous home).

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Residential (cont'd)															
Accessory apartment in single-family homes. See § 350-10.10.	A	A	A	A	A	No	No	No	A	No	No	No	No	A	No ¹
Detached accessory apartment for single-family home meeting same setback requirements as a new single-family home in that district. See § 10.10.	ZBA	ZBA	ZBA	ZBA	ZBA	No	No	No	ZBA	No	No	No	No	ZBA	ZBA ¹
Zero lot line development. See § 350-10.14	No	No	No	A	A	No	No	No	No	No	No	No	No	No	No
Two-family dwellings with a single front entrance and with both units sharing a party wall and/or floor/ceiling and not separated by accessory features, such as an attached garage or breezeway. At least 75% of wall or floor/ceilings of the units facing each other must be shared	No	No	No	A	A	No	No	No	PB	No	No	No	No	No	No
Other two-family dwellings meeting all dimensional requirements for a newly created lot without grandfathering from any dimensional standards	No	No	No	SP	A	No	No	No	PB	No	No	No	No	No	No
Three-family dwellings	No	No	No	PB	A	No	No	No	A	No	No	No	No	No	No
Multifamily dwellings not exceeding three stories	No	No	No	No	Site	No	No	No	Site	No	No	No	No	No	No
Multifamily dwellings exceeding three stories	No	No	No	No	PB	No	No	No	PB	No	No	No	No	No	No
Townhouses	No	No	No	PB	Site	No	No	No	PB	No	No	No	No	No	No
Home occupations. See § 350-10.12.	ZBA	ZBA	ZBA	ZBA	ZBA	A	A	ZBA	A	No	No	No	ZBA	ZBA	No
Home office. See § 350-10.12.	A	A	A	A	A	A	A	A	A	No	No	No	A	A	A
Accessory structures and fences (ZBA approval or special conditions may be required for some structures. See §§ 350-6.7 and 350-6.8.)	A	A	A	A	A	A	A	A	A	No	No	A	A	A	A
Tag sale (as accessory use) for the purpose of disposing of used personal and household articles from the vendor's residence on a temporary basis	A	A	A	A	A	A	A	A	A	No	A	A	A	A	A

NOTES:

¹ Within homes existing as of June 30, 2005, and for those that meet all State Building Codes and requirements under the Wetlands Protection Act and wetlands ordinance.

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Residential (cont'd)															
Horses and animals as accessory uses in accordance with § 350-5.3	A	A	A	A	A	A	A	A	A	No	No	A	A	A	A
Flag lots. See § 350-6.13.	PB	PB	No	No	No	No	No	No	No	No	No	No	No	No	No
Fraternities and sororities	No	No	No	PB	PB	No	No	No	No	No	No	No	No	No	No
Dormitories	No	No	No	PB	PB	No	No	No	PB	No	No	No	No	No	No
Planned unit development. See § 350-10.6	PB	PB	PB	PB	PB	No	PB	PB	PB	No	No	No	PB	PB	No
Cluster residential development. See § 350-10.5	PB	PB	PB	PB	PB	No	No	No	No	No	No	No	No	PB	No
Common driveways and vehicular egress/access other than over the front lot line, provided any driveway or common driveway (serving more than one lot): 1. Shall not service more than three lots (six lots for common driveways that loop to a road in two locations and are not dead-ends in any location). 2. Shall provide the only vehicular access to the lots being serviced by it, and shall be so stated in the lot deeds. 3. Shall be of suitable construction, grade, length and location, in the opinion of the Planning Board, for the access and turnaround of cars, trucks, ambulances, fire, and police, which will be utilizing such driveway. At a minimum, a common driveway shall not exceed 10% grade, shall have a width of a least 15 feet, shall have passing turnouts providing a total width of at least 20 feet along a distance of at least 25 feet, spaced with no more than 300 feet between turnouts, and with the first such passing turnout being located within 10 feet of the driveway connection to the street, and shall conform to all other driveway requirements of this chapter. 4. Shall be described on easements and easement plans approved with the site plan.	Site	Site	Site	Site	Site	Site	Site	Site	Site	Site	Site	Site	Site	Site	Site

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Residential (cont'd)															
Assisted living residences. See also nursing home.	PB	PB	PB	PB	PB	No	No	No	No	No	No	No	No	No	No
Tourist home/bed-and-breakfast	PB	PB	PB	PB	PB	No	No	No	PB	No	No	No	No	PB	No
Lodging houses (Special permit for reduced parking. See § 350-8.2.)	No	No	No	PB	PB	No	No	No	PB	No	No	No	No	No	No
Halfway houses	No	No	PB	PB	PB	No	No	No	PB	No	No	No	No	No	No
One-, two- and three-family homes and townhouses within the RI Overlay with a minimum of 33% of affordable units, in accordance with § 350-10.11	PB	PB	No	No	No	No	No	No	No	No	No	No	No	No	No
Mixed residential/work space which conforms to all Building and Life Safety Codes and is located above the first floor (as described in the definition)	No	No	No	No	PB ¹	A	A	PB	A	No	No	No	A	No	No
Mixed residential/retail service, commercial uses Service, commercial uses	No	No	No	No	PB ²	A ³	A ³	A ³	A ³	No	No	No	No	No	No
Residential development, PUDs and cluster development using a transfer of development rights (TDR) obtained by a special permit from the Farms, Forests and Rivers District	No	No	No	No	No	No	No	No	No	A	No	No	No	No	No

NOTES:

¹ In UR-C only, the residential component may be located on the first floor.

² In the UR-C District, all uses may be on any floor; business uses are limited to miscellaneous professional and business offices and shall not include banking, real estate and insurance offices or retail, personal and consumer service establishments, medical doctors, dentists or chiropractors.

³ In CB, GB, HB and NB Districts, all residential units, except for those in the NB District, must be located above the first floor. Uses may be mixed in the building and, above the first floor, within each unit within a building. All uses normally permitted in these districts are allowed. A special permit is required if a special permit would otherwise be required for the use.

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Community and Recreational Facilities															
Cemetery, including any crematory therein	A	A	A	A	A	No	No	No	No	No	No	No	No	A	No
Community center	PB	PB	PB	PB	PB	A	A	A	Site	No	PB	No	A	PB	No
Educational use which is religious, sectarian, denominational or public and other religious use "A" (allowed by-right "A" in EU Overlay District), subject to applicable site plan approval	A	A	A	A	A	A	A	A	A	No	A	A	A	A	A
Any other private school, college or university	PB	PB	PB	PB	PB	A	PB	PB	PB	No	No	No	PB	PB	No
Day care, school-aged child-care program (MGL c. 28A, § 9) and family day care (with registration with Building Commissioner)	A	A	A	A	A	A	A	A	A	No	A	A	A	A	A
Hospital	No	No	No	No	No	No	No	No	No	No	A	No	No	No	No
Historical association or society and nonprofit museum (may include the residence of a caretaker)	ZBA	ZBA	ZBA	ZBA	ZBA	A	A	A	A	No	No	A	A	A	PB
Membership club or health or athletic facility operated for profit	No	No	No	No	No	A	A	PB	No	No	No	No	PB	No	No
Membership club operated as a not-for-profit corporation, as defined by MGL c180, excluding any adult establishments which display live nudity	CC	CC	CC	CC	CC	A	A	A	CC	No	No	No	CC	CC	No
Outdoor commercial recreational use	PB	PB	No	No	No	No	No	No	No	No	No	No	No	PB	PB
Temporary event or use with a temporary events permit from City Council, a license from the Parking Commission for short-term temporary use of facilities under their jurisdiction, or a permit from the Board of Public Works for use of streets, sidewalks or Pulaski Park, in accordance with the Northampton Code of Ordinances and any applicable regulations	A	A	A	A	A	A	A	A	A	No	A	A	A	A	A

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Agricultural Uses															
Agriculture, horticulture, floriculture, noncommercial forestry, the growing of all vegetables and a temporary (not to exceed erection or use for a period of four months in any one year) greenhouse or stand for retail sale of agricultural or farm products raised primarily on the same premises	A	A	A	A	A	A	A	A	A	No	No	A	A	A	A
Year-round greenhouse or stand for wholesale and retail sale of agricultural or farm products	PB	PB	PB	PB	PB	A	A	A	No	No	No	No	No	PB	PB
Agricultural fair and/or exhibition grounds operated either for profit or not for profit, to promote agricultural activities, or including, but not limited to, any of the following uses: entertainment, amusement, sports, recreation, racing, wagering including "simulcasting" associated with approved race track activities, storage and handling of animals, judging, showing and auctioning of animals, consumer trade shows, overnight camping related to authorized events or exhibitions. No other gaming/gambling activities allowed.	No	No	No	No	No	No	No	No	No	No	No	No	No	No	PB
Commercial stable or kennel in which all animals, fowl, or other forms of life are completely enclosed in pens or other structures. See § 350-10.8 and exemptions MGL c. 40A	PB	PB	PB	No	No	No	No	No	No	No	No	No	No	No	PB
Veterinary hospital in which all animals are kept inside permanent buildings	No	No	No	No	No	No	A	A	A	No	No	No	No	No	No

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Retail and Commercial Uses															
Planned Village (See also § 350-10.15) consisting of:	No	No	No	No	No	No	No	No	No	PB	No	No	No	No	No
1. Any type of residential uses and mixed residential uses, allowed in the Table of Use Regulations; provided, however, that the gross floor area devoted to residential use shall not exceed 85% the gross floor area of the commercial uses in the planned village, as defined in Item 4 of this entry. (This cap shall no longer apply when the project reaches 400,000 square feet of commercial uses in the PV Zoning District.)															
2. Nursing homes, assisted living residence, and residential units above first floor commercial space (not subject to above cap)															
3. The following community uses: religious or educational uses; nursery; kindergarten; day care; membership clubs (not for profit and for profit); public recreation or open space; and municipal use															
4. The following commercial uses: Business offices (as defined elsewhere in this table), research and development facilities, and manufacturing; also retail uses and sit-down restaurants, not to exceed 5% of the gross floor area of the planned village. Also miscellaneous professional offices (as defined elsewhere in the table), not to exceed 5% of the gross floor area of the Planned Village															

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Retail and Commercial Uses (cont'd)															
Reuse of contributing structures in the National Register of Historic Places for any residential use or community facility listed in this table, tradesman, business offices and services, miscellaneous professional offices, research and development facilities, and manufacturing. Also for retail uses or restaurants, when the gross floor area in these uses does not exceed 10% of the gross floor area of the building or complex of historical buildings being redeveloped under this section. For all uses under this table entry, the Planning Board must find that the rehabilitation and reuse, and all future alterations, will be done in accordance with U.S. Department of Interior Standards for Rehabilitating Historic Buildings, and in particular that, to the extent practicable, historically significant exterior facades are preserved or restored and original rooflines are preserved.	No	No	No	No	No	No	No	No	No	Site	No	No	No	No	No
Adult establishments, which display live or private booth nudity and adult establishments with adult material. See § 350-10.13	No	No	No	No	No	No	No	SP ¹	No	No	No	No	No	No	No
Artist's space where artists create original and creative works (such as books, writings, paintings, sculptures, traditional and fine crafts, creation or acting of films, creating of dance), but not performance or residential use, other than what is otherwise allowed in the Table of Use Regulations.	No	No	No	No	No	A	A	A	A	No	A	No	A (PB) ²	A	No

NOTES:

¹ In HB, these uses shall be allowed on sites no portion of which is less than 500 feet from any church/house of worship, day-care center, park, playground, school, residence, or other adult establishment which displays live nudity or private booth nudity or adult establishments with adult material.

² First floor artist space requires a PB in the SI District.

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Retail and Commercial Uses (cont'd)															
Retail and personal services with a maximum floor area of:															
A: Less than or equal to 10,000 square feet for any single establishment	No	No	No	No	No	A	A	A	A	No	No	No	No	No	No
B: 10,000 – 90,000 square feet, single establishment (See §§ 350-6.2, 350-10.15, 350-11); ¹ or	No	No	No	No	No	PB	PB	PB	No	No	No	No	No	No	No
C: Over 10,000 square feet (single or cumulative) with two or more stories and all parking in rear or side. (2nd+ floor may include other permitted uses) ^{1,2} ; or	No	No	No	No	No	PB	PB	Site	No	No	No	No	No	No	No
D: Less than or equal to 10,000 square feet single establishment and less than or equal to 15,000 square feet of cumulative development in a three-year period on the same parcel of land which has been in common or affiliated ownership within the same three-year period; or	No	No	No	No	No	PB	PB	Site	No	No	No	No	No	No	No
E: Less than or equal to 10,000 square feet single establishment and over 15,000 square feet of cumulative development in a three-year period on the same parcel of land or on land which has been in common or affiliated ownership within the same three-year period ¹	No	No	No	No	No	Site	PB	PB	No	No	No	No	No	No	No
F. Over 90,000 square foot footprint for single establishment	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Automobiles: establishment selling, leasing, renting automobiles and/or used automobiles and trucks, new automobile tires and other accessories, boats, motorcycles and household and camping trailers	No	No	No	No	No	No	PB	A	No	No	No	No	No	No	No

NOTES:

¹ Applies to new projects and substantial improvements. (For the purposes of this section, exclude the value of improvements to repair or replacement of roofs, mechanical systems, elevators, parking lots, or landscaping from calculations.)

² Second story must be at least 50% of the footprint and must include the entire frontage.

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Retail and Commercial Uses (cont'd)															
Automotive repair (not junkyard) without gasoline sales	No	No	No	No	No	No	Site	Site	Site	No	No	No	PB	No	No
Automotive service station (not junkyard) with or without convenience commercial	No	No	No	No	No	No	PB	PB	PB	No	No	No	No	No	No
Junk cars, motor vehicle accessories, scrap metal. See § 350-8.9L.	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB
Business service and supply service establishments	No	No	No	No	No	A	PB	PB	No	No	No	A	A	No	No
Commercial parking lot or structure including a public garage	No	No	No	No	No	A	A	A	A	No	No	A	A	No	No
Parking off site and combined parking. See §§ 350-8.5 and 350-8.7}	PB	PB	PB	PB	PB	PB	PB	PB	PB	No	PB	PB	PB	PB	PB
Parking lot access for nonresidential uses across a residential lot. See § 350-8.9.	PB	PB	PB	PB	PB	PB	PB	PB	PB	No	PB	PB	PB	PB	PB
Parking requirement reduction. See § 350-8.10F.	PB	PB	PB	PB	PB	No	PB	PB	PB	No	PB	PB	PB	PB	PB
Fees in lieu of parking. See § 350-8.11.	No	No	No	No	No	PB	No	No	No	No	No	No	No	No	No
Filling of any land. See § 350-10.4.	PB	PB	PB	PB	PB	PB	PB	PB	PB	No	No	PB	PB	PB	No
Filling of water or wet area. See § 350-10.3.	PB	PB	PB	PB	PB	PB	PB	PB	PB	No	No	PB	PB	PB	PB
Funeral establishment (In URB the owner must be a funeral establishment director and a bona-fide resident of that establishment.)	No	No	No	PB	PB	PB	PB	PB	A	No	No	No	No	No	No
Hotels/motels	No	No	No	No	No	PB	PB	No	No	No	No	No	No	No	No
Movie picture and live theater, indoor, not including night club/dance hall or adult uses	No	No	No	No	No	A	PB	A	No	No	No	No	No	No	No
Miniature golf course, temporary carnival	No	No	No	No	No	No	No	PB	No	No	No	No	No	No	PB
Night club/dance hall	No	No	No	No	No	PB	PB	PB	No	No	No	No	No	No	No
Pool or billiard hall, amusement arcade, bowling alley, teen center	No	No	No	No	No	PB	PB	PB	No	No	No	No	No	No	No
Medical center including accessory medical research and associated facilities	No	No	No	No	No	PB	PB	PB	No	No	PB	No	No	No	No

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Retail and Commercial Uses (cont'd)															
Miscellaneous professional and business offices and services including, but not limited to, medical, legal, and other professional services and finance, banking, insurance and real estate offices	No	No	No	No	No	A	A	PB	A	No	No (PB) ¹	No	No	No	No
Business offices including such uses as corporate offices, bank offices, and insurance processing and any other office excluding medical, banking and any offices where a primary function is to provide services to retail customers or individuals	No	No	No	No	No	A	A	PB	A	No	No	A	A	No	No
Nursing homes (any facility licensed/sanctioned by the state as a nursing home or skilled nursing center, but not assisted living residences. See also assisted living residences.	PB	PB	PB	PB	PB	No	No	No	No	No	No	No	No	PB	No
Repair service establishments	No	No	No	No	No	A	PB	PB	No	No	No	A	PB	No	No
Restaurants and drinking places where consumption is primarily intended to be within the building	No	No	No	No	No	A	A	A	PB	No	No	No	PB	No	No
Takeout restaurants or other establishments selling foods prepared on premises where consumption is primarily off the premises	No	No	No	No	No	PB	PB	Site	No	No	No	No	No	No	No
Drive-in establishment	No	No	No	No	No	No	No	A	No	No	No	No	No	No	No
Tradesman	No	No	No	No	No	A	A	A	PB	No	No	A	A	No	No
Utilities, Telecommunications, Municipal Facilities															
Facilities for essential services	A	A	A	A	A	A	A	A	A	No	A	A	A	A	PB
Heavy public use. See § 350-10.7	CC	CC	CC	CC	CC	CC	CC	CC	CC	No	No	CC	CC	CC	CC
Municipal facility	A	A	A	A	A	A	A	A	A	No	No	A	A	A	CC
Power plant	No	No	No	No	No	No	No	No	No	No	No	CC	No	No	No
Private utility, substation, or similar facility or building	PB	PB	PB	PB	PB	PB	PB	PB	PB	No	PB	PB	PB	PB	PB

NOTE:

¹ Medical and dental offices (only).

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Utilities, Telecommunications, Municipal Facilities (cont'd)															
Small-scale hydroelectric generation	PB	PB	PB	PB	PB	PB	PB	PB	PB	No	No	PB	PB	PB	PB
Telecommunications facilities (in accordance with §§ 350-2.1 and 350-10.9)	PB	PB	No	No	PB	PB	PB	PB	PB	No	PB	PB	PB	PB	No
Telecommunication antennas which are located on existing telecommunications towers or other structures which do not require the construction of a new tower (in accordance with § 350-10.9)	Site	Site	No	No	Site	Site	Site	Site	Site	No	Site	Site	Site	Site	No
Wholesale Transportation and Industrial Uses															
Airport, including aircraft sales	No	No	No	No	No	No	No	No	No	No	No	No	No	No	PB
Heliport	No	No	No	No	No	PB	PB	PB	No	No	No	PB	PB	No	PB
Bus passenger terminal and taxi facilities	No	No	No	No	No	A	A	A	No	No	No	No	PB	No	No
Construction supply establishments	No	No	No	No	No	No	No	A	No	No	No	PB	PB	No	No
Contractor's yard, open storage of raw materials, finished goods, or construction equipment and structures for storing such equipment, provided that outside storage areas shall be screened from outside view	No	No	No	No	No	No	No	PB	No	No	No	PB	PB	No	No
Commercial motor vehicle maintenance, garaging and parking facilities (Outside parking shall be screened from the public view.)	No	No	No	No	No	No	No	No	No	No	No	A	PB	No	No
Manufacturing	No	No	No	No	No	No	No	PB	No	No	No	A	A	No	No
Accessory uses supporting manufacturing, motor freight and warehousing and wholesale trade and distribution on the same or immediately adjoining lots as the principal use, including storage, offices, wholesale sales, employee-only recreation and eating facilities, and retail sales, provided that not more than 10% of the gross floor area is devoted to sales and that sales are limited to goods produced or distributed by the principle use	No	No	No	No	No	No	A	A	No	No	No	A	A	No	No

Key to Symbols

A Allowed by-right. All uses must be registered with the Building Commissioner and comply with all codes. (Site Plan Approval is often also required for uses above certain thresholds)
 PB Allowed by Special Permit from Planning Board

ZBA Allowed by Special Permit from Zoning Board of Appeals
 CC Allowed by Special Permit from City Council
 Site Allowed with Site Plan Approval from Planning Board
 No Not allowed

ZONING

Principal Use	Residential					Business					Medical	Industrial		Business Park	Conser-vancy
	RR	SR	URA	URB	URC	CB	GB	HB	NB	PV	M	GI	SI	BP	SC
Wholesale Transportation and Industrial Uses (cont'd)															
Motor freight terminal and warehousing associated with adjacent commercial and industrial uses	No	No	No	No	No	No	No	A	No	No	No	A	PB ¹	No	No
Warehousing and storage not associated with adjacent commercial and industrial uses	No	No	No	No	No	No	No	A	No	No	No	No	No ²	No	No
Planned business park	No	No	No	No	No	No	No	No	No	No	No	No	No	PB	No
Processing and treating of raw materials including operations appurtenant to the taking, such as grading, drying, sorting, crushing, grinding and milling operations. See § 350-10.3.	PB	PB	No	No	No	No	No	No	No	No	No	PB	No	PB	PB
Removal of sand, gravel, quarry, or other raw material. See § 350-10.3.	PB	PB	PB	No	No	No	No	No	No	No	No	PB	PB	PB	PB
Private bridge, tunnel	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB
Railroad passenger terminal	No	No	No	No	No	A	A	A	No	No	No	A	A	No	PB
Railroad yards and railway express service	No	No	No	No	No	No	PB	PB	No	No	No	A	A	No	No
Storage of a fluid other than water (as principal use)	No	No	No	No	No	PB	PB	PB	PB	No	No	PB	PB	No	No
Acceptance, storage or disposal of radioactive waste, deregulated or otherwise, at any solid, liquid, or hazardous waste facility (notwithstanding any provision of this chapter permitting sanitary landfills or waste disposal facilities), other than one established by the Commonwealth of Massachusetts in accordance with MGL c. 111H	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Research and development facilities	No	No	No	No	No	PB	PB	PB	PB	No	No	A	A	PB	No
Wholesale bakery, wholesale laundry, or dry-cleaning plant	No	No	No	No	No	No	PB	A	No	No	No	A	A	No	No
Wholesale trade and distribution	No	No	No	No	No	No	A	A	No	No	No	A	A	No	No

NOTES:

¹ Allowed by right (A) in a building in existence on January 1, 1997.

² Allowed with a special permit (PB) in a building in existence on January 1, 1997.

Key to Symbols

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 Site Allowed with Site Plan Approval from Planning Board
 No Not allowed